

Keith And Cullen WARD 02_07

**09/02209/APP
4th December 2009**

Construct new all weather sports pitch on site of existing school sports pitch at Keith Primary School, School Road, Keith, Moray, AB55 5GS for Stewart Milne Construction

Comments:

- MEMBERS WILL HAVE VISITED THE SITE.
- This proposal is linked with applications 09/02210/APP (Temporary Classrooms) and 09/02211/APP (New Primary School) which altogether relate to redevelopment of Keith Primary School and a conjoined report has been prepared to consider all three applications.
- Cumulatively these 3 proposals comprise a site area of 5.8 hectares but they are submitted as three discreet proposals, each of less than 2ha and therefore not major applications.
- Application accords with designations in the Local Plan.
- Objections/representations received.

Procedure:

- In the event that Committee are minded to approve this application, it will require to be forwarded to Ministers as the Council has an interest as owners of the site.

Recommendation: **Delegated powers to permit, subject to referral to Ministers, and to the following;**

1. The development to which this permission relates must be begun not later than the expiration of 3 years beginning with the date on which this permission is granted.
2. Unless otherwise agreed with the Council, as Planning Authority, the development hereby approved shall be carried out strictly in accordance with the approved plans and conditions.
3. Prior to work commencing on site the applicant shall complete the attached notification of initiation of development and submit it to the local planning authority.
4. Upon completion of the development or as soon as practicable after doing so the attached notification of completion of development shall be completed and submitted to the local planning authority.
5. No works shall commence on site until details have been submitted to the Moray Council as Roads and Planning Authority in respect of a Construction Traffic Management Plan (TMP) which takes account of any construction access requirements based on the adjacent applications site covered by Planning Application no 09/02211/APP should it be approved and taken forward within the same construction period of this application or vice versa. Details should include information on the proposed phasing of works, temporary road signs, management of construction traffic, temporary parking provision for the school operation (if required), construction parking, temporary access proposals, and proposals to safeguard pedestrian and cycle routes.

6. No works shall commence on site until details have been submitted to the Moray Council as Planning and Roads Authority in respect of the visibility splay for the vehicle access from the All Weather pitch onto Drum Road.
7. No water shall be permitted to drain, or loose material be carried onto the public footpath/carriageway.
8. Construction vehicles are prohibited from delivering/leaving the site during the hours of operation of the part-time 20mph speed limit associated with days when the schools are open.
9. No work shall commence on site until details have been submitted to and approved by the Moray Council as Planning Authority in respect of;
 - a) the location, design specifications and arrangements for maintenance for all proposed arrangements for the dispersal of surface water from the site, and unless otherwise agreed, all arrangements shall be located within the site;
 - b) details of the timescale(s) for the proposed implementation of all approved surface water drainage arrangements (to be implemented and operational prior to occupation of the development); and
 - c) a construction method statement to include details of all temporary measures to deal with surface water run-off during construction and prior to operation of the final SUDS arrangements.
10. Prior to the commencement of development, details of site specific measures for the dispersal of surface water shall be submitted for the approval in writing of the Planning Authority in consultation with SEPA.
11. Prior to the use of the new facility, the drainage scheme required and approved in respect of condition 10 of this permission shall be installed and fully operational.
12. Prior to the commencement of development, details of any proposed lighting for the facility, including the hours during which this will be functional shall be submitted for the approval in writing of the Planning Authority.
13. That no development shall take place until a Landscape Scheme (drawn to scale) is submitted to and approved by this Council (as Planning Authority). This Landscape Scheme shall show: -
 - (a) the location of any existing trees, shrubs and hedgerows on the site and identify those to be retained and those to be removed;
 - (b) details of the measures to be taken to protect any existing trees, shrubs and hedgerows during the course of developing the site;
 - (c) details of the numbers, species, position, planting distances and sizes of all planting to be undertaken.

Reasons:

1. The time limit condition is imposed in order to comply with the requirements of Section 58(i) of the Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc. (Scotland) Act 2006.
2. In order to ensure that there are no unauthorised departures from the approved plans which could adversely affect the development or character and amenity of the surrounding properties and area.
3. To ensure that the planning authority is aware that development is about to commence and any suspensive conditions can be followed up.
4. To ensure that the planning authority is aware that the development is complete and is able to follow up any conditions.
5. To ensure the impact of construction traffic is controlled to safeguard safety and the amenity of the area.
6. To ensure drivers of vehicles leaving the All Weather Pitch have a clear view over a length of road sufficient to allow safe exit.
7. In the interests of road safety.
8. To control construction traffic using the road network in the interests of road safety and traffic management.
9. In the interests of Sustainable Drainage and the provision of details currently lacking from the submission.
10. In the interests of amenity and effective planning control.
11. In the interests of amenity and effective planning control.
12. In the interests of amenity and effective planning control.
13. In order that detailed consideration can be given to the landscaping of the site.

List of Informatives:

THE TRANSPORTATION MANAGER, DIRECT SERVICES, ACADEMY STREET, ELGIN has commented that: -

- The applicant shall be responsible for ensuring that surface/ground water does not run from the public road into his property.
- The applicant shall ensure that their operations do not adversely affect any public utilities, which should be contacted prior to commencement of operations.
- The applicants shall free and relieve the Roads Authority from any claims arising out of his operations on the road or extension to the road.

- A Road Opening Permit will be required. The Transportation Manager must always be contacted before any works commence. This includes any temporary access, which should be agreed with the Roads Authority prior to work commencing on it.
- No retaining structures or embankments shall be constructed along the edge of the road, whether retaining the public road or ground adjoining the public road without prior consultation and agreement with the Roads Authority.
- The developer must contact the Roads Authority Maintenance Engineer (East) at Ashgrove Depot, Elgin - Tel (01343) 557300, Ext. 7325 to discuss proposals that affect the existing road drainage system.
- The developer must contact the Roads Authority Street Lighting Section at Ashgrove Depot, Elgin - Tel (01343) 557300, Ext. 7343 to discuss the lighting proposals.
- The current operation times for the part time 20mph speed limit are: 0825-0855; 1200-1335; 1430-1540. The applicant must check the status of the times with the Transportation Manager two weeks prior to the commencement of works.